

159.0

0008

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,127,000 /

USE VALUE: 1,127,000 /

ASSESSED: 1,127,000 /

Total Card /

Total Parcel

1,127,000

1,127,000

1,127,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		WAVERLY ST, ARLINGTON

OWNERSHIP

Owner 1:	RAVINDRAN KARTHIK			
Owner 2:	SHAH NEHA			
Owner 3:				
Street 1:	93 WAVERLY ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:	SPAKOVSZKY ZOLTAN -		
Owner 2:	DENECKE WIEBKE -		
Street 1:	03 WAVERLY ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Clapboard Exterior and 3021 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	707,000		420,000	1,127,000
Total Card	0.138	707,000		420,000	1,127,000
Total Parcel	0.138	707,000		420,000	1,127,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	373.06	/Parcel:	373.06

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	707,000	0	6,000.	420,000	1,127,000		Year end	12/23/2021
2021	101	FV	684,200	0	6,000.	420,000	1,104,200		Year End Roll	12/10/2020
2020	101	FV	684,200	0	6,000.	420,000	1,104,200	1,104,200	Year End Roll	12/18/2019
2019	101	FV	535,100	0	6,000.	420,000	955,100	955,100	Year End Roll	1/3/2019
2018	101	FV	535,100	0	6,000.	354,000	889,100	889,100	Year End Roll	12/20/2017
2017	101	FV	535,100	0	6,000.	324,000	859,100	859,100	Year End Roll	1/3/2017
2016	101	FV	535,100	0	6,000.	276,000	811,100	811,100	Year End	1/4/2016
2015	101	FV	495,500	0	6,000.	240,000	735,500	735,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPAKOVSZKY ZOLT	69209-85		4/28/2017		1,007,501	No	No		
93 WAVERLY STRE	52408-267		3/16/2009		700,000	No	No		
OLIVER LOUISE A	51315-195		6/18/2008	Change>Sale	350,000	No	No		
	7380-130		1/1/1901	Family		No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPAKOVSZKY ZOLT	69209-85		4/28/2017		1,007,501	No	No		
93 WAVERLY STRE	52408-267		3/16/2009		700,000	No	No		
OLIVER LOUISE A	51315-195		6/18/2008	Change>Sale	350,000	No	No		
	7380-130		1/1/1901	Family		No	No	N	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2019	166	Redo Bat	16,200	C				
7/1/2008	737	Addition	90,000	C				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2019	166	Redo Bat	16,200	C				
7/1/2008	737	Addition	90,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/5/2018	SQ Returned	MM	Mary M
2/22/2017	Meas/Inspect	DGM	D Mann
10/27/2008	Meas/Inspect	197	PATRIOT
11/9/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign:

VERIFICATION OF VISIT NOT DATA

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USER DEFINED

Prior Id # 1:	105861
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	14:43:09

LAST REV

Date	Time
06/17/19	14:53:42
danam	
12428	

Total AC/HA: 0.13774

Total SF/SM: 6000

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 420,000

Spl Credit

Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

**AssessPro** Patriot Properties, Inc